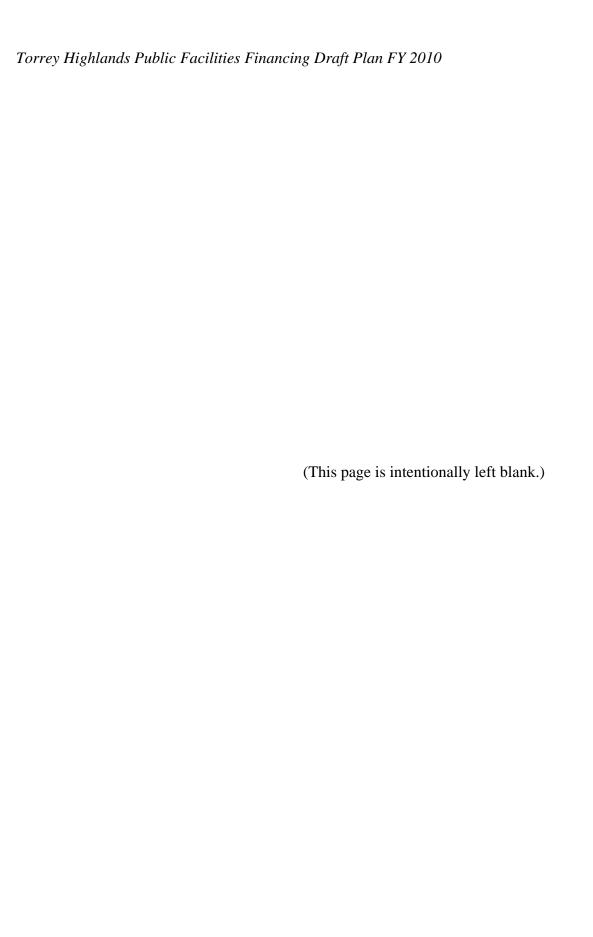
APPENDIX

Transportation Phasing Plan	131
Residential Development Summary	135
Non-Residential Development Summary	139
Facilities Benefit Assessment Numerical Listing	143



<i>Torrey</i>	Highlands	Public	Facilities	Financing	Draft Plan	FY 2010

TRANSPORTATION PHASING PLAN



TORREY HIGHLANDS TRANPORTATION PHASING PLAN

IMP NO.	FBA PROJ NO.	FACILITY-LOCATION-DESCRIPTION	RESPONSIBLE PARTY	STATUS
PHASI	to a	pressway with Interchange-Improvements to be assured to the suny development in Torrey Highlands, not to exceed 20,000 AI mmercial/Retail)		
1	T-1.1	SR-56 Black Mountain Road to Carmel Country Road: Extended SR-56 as a 4 –lane facility.	Others	Completed
2	T-22.1	Camino del Sur: Carmel Valley Road to SR-56: Construct 2 lanes of an ultimate 6 lane major road	BMR (e)	Completed
4	n/a	Camino del Sur @ Carmel Valley: Construct Traffic Signal plus Intersection Improvements.	BMR(b)	Completed
6	T-4.1	Carmel Valley Road: Evergreen Nursery to Camino del Sur: Construct 2 lane collector street.	BMR (e)/ F. H.	Completed
7a	T-4.5	Carmel Valley Road: Evergreen Nursery to Del Mar Heights Road: Provide stripping, signaling, and widening improvements.	BMR ^(b)	Completed
7b	T-4.2	Carmel Valley Road: Camino del Sur to Black Mountain Road: Construct 2 lane major.	BMR ^(b)	Completed
8	n/a	Carmel Valley Road @ Rancho Santa Fe Farms Road: Construct Traffic Signal.	BMR ^(b)	Completed
9	n/a	Del Mar Heights Road: Carmel Valley Road to Lansdale East: Provide striping, signaling and widening improvements.	T. H. or BMR ^(b) if shifted	Completed
10	n/a	Del Mar Heights Road: Carmel Canyon to Lansdale (east): Construct Roadway.	Others	Completed
11	n/a	Del Mar Heights Road: Lansdale (east) to Carmel Valley community line: Construct Roadway.	Others	Completed
12	T-7	Black Mountain Road: Existing terminus to Carmel Valley Road: Construct Roadway.	BMR (a)	Completed
17	T-6	Del Mar Heights Road @ I-5: Construct West to NB I-5 right turn lane, or fund studies.	T.H.	Completed
19a	T-1.3	Camino del Sur @ SR-56: Construct Interchange (1/2 of ultimate).	T.H.	Completed
PHASI		order to exceed 20,000 ADT (9,500 Residential, 10,500 provement need to be assured to the satisfaction of the C		the following
21	n/a	I-5 @ SR-56: Dual Freeway.	Others ^(c)	Completed
		In order to exceed 27,000 ADT (12,000 Residential, 15, following improvements need to be assured to the satisf	action of the City En	
5	T-3.1B	Camino del Sur : SR-56 to Carmel Mountain Road: Construct 2 lane street.	T.H.	
19b	T-1.3	Camino del Sur @ SR-56: Construct full interchange.	T.H.	Completed
22b	T-2.2	Camino del Sur, Carmel Valley Road to SR-56: R/W for 6 lane major; Improve to 4 lanes.	T.H. ^(d)	Completed
25a	T-4.3	Carmel Valley Road: Via Alburtura to Camino del Sur; Improve to 4 lanes.	Т.Н.	
26	n/a	Ted Williams Parkway (SR-56) @ I-15: East to north loop ramp and east to south right turn lane.	Others (c)	Completed
27	n/a	I-15 @ Ted Williams Parkway: SB on-ramp lane.	Others (c)	Completed

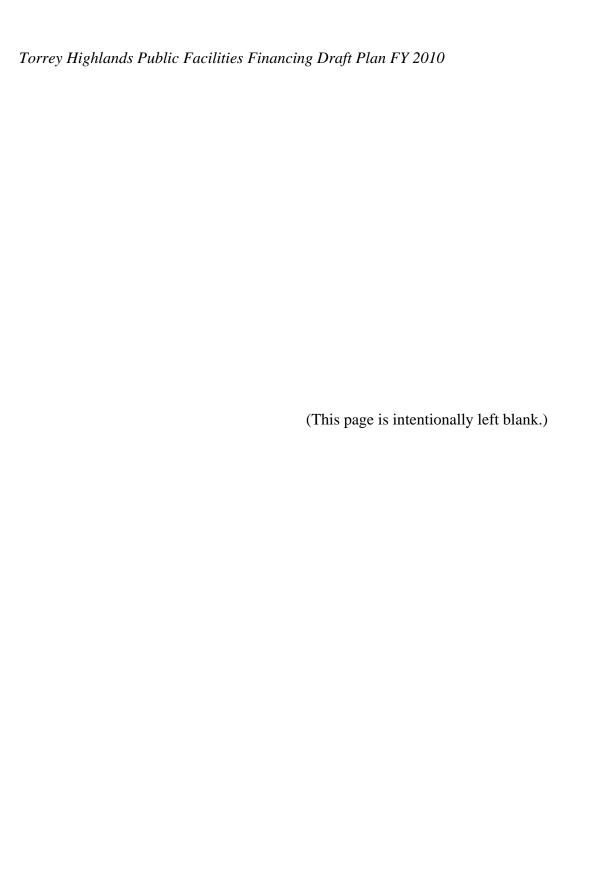
IMP NO.	FBA PROJ NO.	FACILITY-LOCATION-DESCRIPTION	RESPONSIBLE PARTY	STATUS			
PHASI	E FOUR: In fo	Commercial/Retail), tion of the City Engi					
22a	T-3.1A	Camino del Sur: Carmel Mountain Road to Dormouse: Construct 2 lane roadway.	T.H./ Others (c)				
23a	T-5.1	Carmel Mountain Rd: Terminus in Peñasquitos to Camino del Sur: Construct 2-lane bridge and roadway.	T.H./ Others (c)				
23b	T-5.2	Carmel Mountain Road, within Subarea Boundary: Widen to a 4 lane major.	T.H.				
29	T-3.2B	Camino del Sur: SR-56 to Carmel Mtn. Rd: Improve to 4 lanes	Т.Н.				
30A	n/a	Interim Improvements at El Camino Real & SR-56	City	Completed			
30B	T12	Extension of the RT lane on SB El Camino Real between Valley Centre and Carmel Valley Road (frontage of vacant pad to the north of AM/PM.	BMR ^(b)				
30C	T-13	Third Westbound Lane on State Route 56: Carmel Country Rd to El Camino Road.	T.H./Others(c)				
34	T-3.2A	Camino del Sur: Carmel Mountain Road to Dormouse: Improve to 4 lanes	Т.Н.				
37	n/a	Carmel Mountain Rd @ I-15: Construct Interchange	Others (c)	Completed			
PHASI		order to exceed 57,760 ADT (f), the following improve tisfaction of the City Engineer.	ements need to be ass	sured to the			
18	n/a	Via de la Valle: San Andres to El Camino Real East: Improve to 4 lanes	Others (c)				
20	n/a	I-5 @ Carmel Valley Road: NB Connectors	Others (c)				
24	n/a	El Camino Real: Half Mile Drive to Via de la Valle: Improve to 4 lane major.	Others (c)				
25b	T-4.5	Carmel Valley Road (four /six lanes within Pacific Highlands Ranch)	P.H.R.				
25c	T-4.4	Carmel Valley Road: Camino del Sur to Black Mountain Road: Improve to 4 lanes.	T.H./Others (c)				
28	T-1.2	SR-56: Black Mtn Rd to one mile west of Camino del Sur Interchange: Improve to 6 lanes.	SR-56: Black Mtn Rd to one mile west of Camino Others (c)				
31	n/a	I-15: SR-56 to Escondido: HOV lane extension.	Others (c)	Completed			
32	n/a	I-15: Carmel Mountain Road to Camino del Norte: NB and SB Truck Climbing lanes.	Others (c)	Completed			
35	n/a	SR-56: I-5 to I-15: Full Freeway.	Others (c)				

NOTE: (1) "Responsible Party" shown in above table is preliminary. A process of determining exact fair-share contributions to needed improvements shall be completed during the development phase.

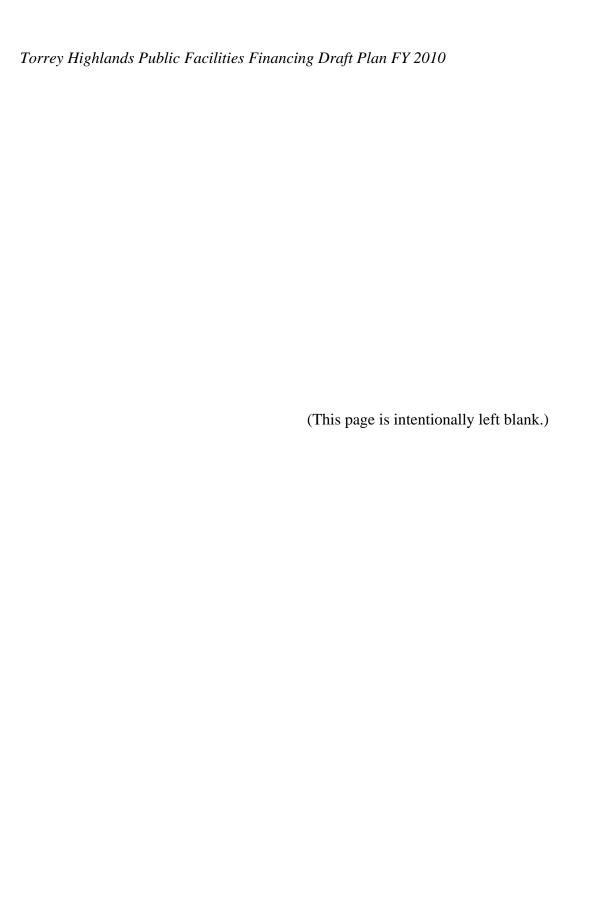
- (a) BMR shall provide improvements and seek reimbursement from others as appropriate.
- (b) If BMR project does not precede T.H., then T.H. may seek reimbursement.
- (c) Funding shall be provided by Transnet/FBA/City/Others as appropriate
- (d) BMR is required to fund a portion of this improvement.
- (e) If BMR project does not precede T.H., then T.H. is responsible for improvement.
- (f) The ADT beyond 57,760 will be used to complete buildout of the Regional Commercial Center and Church School. The Church School is not expected before 2010.

BMR = Black Mountain Ranch
T.H. = Torrey Highlands
F.H. = Fairbanks Highlands
P.H.R. = Pacific Highlands Ranch

- (2) Those projects listed above that do not include a FBA Project No. are expected to be funded by others outside the Torrey Highlands sub-area.
- (3) The transportation improvements listed in each phase must be assured to the satisfaction of the City Engineer before any development permit is authorized (Improvements shall meet one of the following conditions: constructed and open to traffic; bonded; scheduled for construction in the City CIP for the year in which the building permits are requested; programmed for construction in the STIP for the year in which the building permits are requested).
- (4) At the start of Phase Four (36,100 average daily trips), advance \$1.0 Million for the third westbound lane on SR-56 to I-5 (Project T-13) to begin the preliminary engineering and environmental document.
- (5) At the start of Phase Four (36,100 average daily trips), begin the environmental document and/or the final design for the following roadway improvements: Camino del Sur as a four lane major street from SR-56 to Park Village Road (Projects T-3.1A,T-3.1B, T-3.2A & T-3.2B); Carmel Mountain Road as a four lane major street from Sundance Avenue to Camino del Sur (Projects T-5.1 & T-5.2), the extension of the southbound right-turn lane on El Camino Real from Valley Center Drive to Carmel Valley Road (Project T-12).
- (6) At the start of Phase Four, for residential units which are served by existing streets, the following FBA projects which are all located south of SR-56 are not required to be built or assured (T-3.1A, T-3.1B, T-5.1, T-5.2, T-3.2A and T-3.2B), in order to obtain building permits.



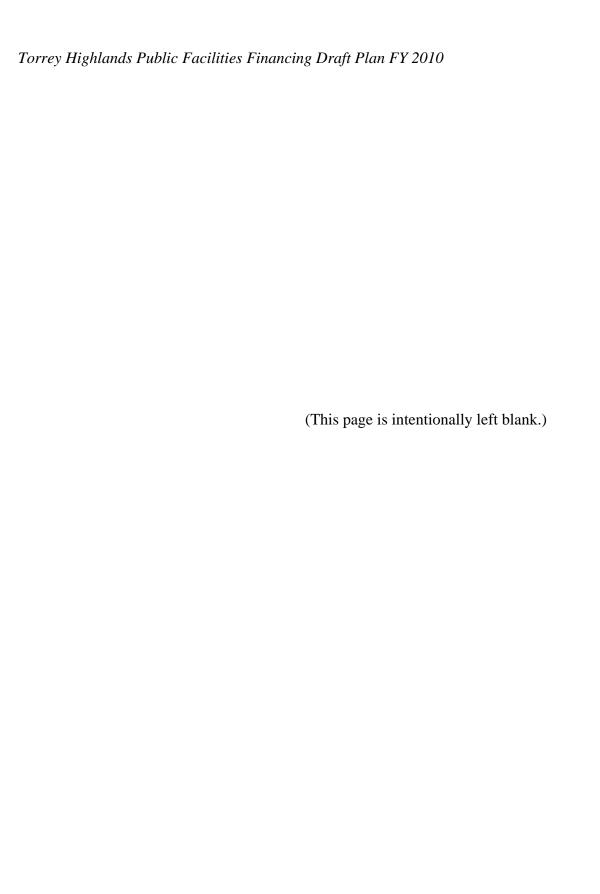
RESIDENTIAL DEVELOPMENT SUMMARY



TORREY HIGHLANDS RESIDENTIAL DEVELOPMENT SUMMARY Updated 15 August 2005

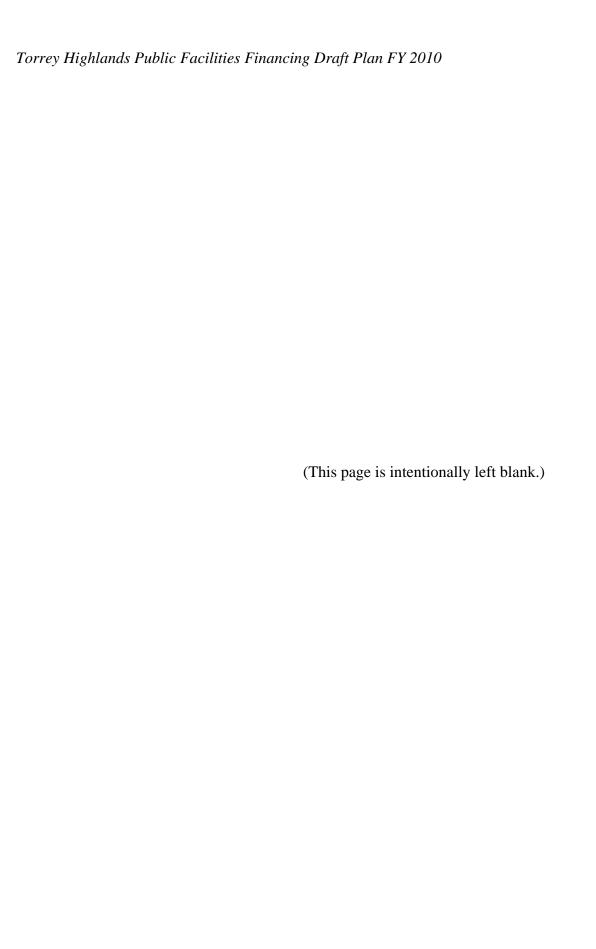
0	B.:II.	B14	Tatal		Residential	01-1
Community	Bullder	Project	Total	Rate	ADT	Statu
Taylor Woodrow						_
Fairbanks Highlands (see Note 1)	Taylor Woodrow	Fairbanks Highlands	93	10.00	930	С
Taylor Woodrow					930	
D.R. Horton						
Torrey Del Mar	D.R. Horton	Collins Ranch	52	10.00	520	С
Torrey Del Mar	D.R. Horton	Villamonte	111	10.00	1,110	С
Torrey Del Mar	Johnson Beuder	Valencia	8	10.00	80	С
Torrey Del Mar	Barratt American	Palma Real	83	10.00	830	С
Torrey Del Mar	Cornerstone	Теггаzzo	66	10.00	660	С
Torrey Del Mar	Bridge Housing	Torrey Del Mar Apts.	112	6.00	672	С
Bryn Glen	Continental	Bryn Glen	65	10.00	650	С
D.R. Horton					4,522	
Greystone Homes						
Barcelona	Greystone Homes	Barone	24	10.00	240	С
Barcelona	Greystone Homes	Garden	84	10.00	840	С
Greystone Torrey Highlands	Greystone Homes	Valonia	67	10.00	670	С
Greystone Torrey Highlands	Greystone Homes	Montea	90	10.00	900	c
Greystone Torrey Highlands	Standard Pacific	Cordera	78	10.00	780	c
Greystone Torrey Highlands	Chelsea	Torrey Highlands	76	6.00	456	c
	Circioca	Tolley regisands	/8	0.00	3,886	
Greystone					3,886	
Shea (McMillin)	Chalass	010.14			4=6	_
Avalon Point	Chelsea	CIC VIllas	26	6.00	156	C
Avaion Point	Shea	Avaion Point	142	10.00	1,420	С
Shea (McMIlin)					1,576	
Western Pacific Housing						
Torrey Santa Fe	WPH	Cabrera	110	10.00	1,100	С
Torrey Santa Fe	WPH	Cabrera II	40	10.00	400	С
Torrey Santa Fe	WPH	Montellano	112	10.00	1,120	С
Torrey Glenn	WPH	Torrey Glenn	66	10.00	660	С
Shaw Property	WPH	Monaco	84	8.00	672	С
Shaw Property	WPH	San Lorenza	107	10.00	1,070	С
LMXU	WPH	Cortina	144	7.33	1,056	С
LMXU	WPH	VIIIa Cortina	8	6.00	48	С
LMXU	WPH	Be l arado	123	8.00	984	С
LMXU	WPH/SoCall Housing	Vista Terraza	127	6.00	762	c
Western Pacific Housing	THE THOUSANT TO COMMITTEE TO CO	7.000		0.00	7,872	
Torrey Brook, Inc.					7,072	
Torrey Brook I	Tames Break I	Villagio Firenze	14	10.00	140	С
•	Torrey Brook I					
Torrey Brook II	Torrey Brook II	Remainder Parcels	2	10.00	20	P-4
Torrey Brook, Inc.					160	
Garden Communities						
Torrey Ranch	Garden Communities	Torrey Ranch	73	10.00	730	P-4
Garden Communities					730	
Dei Mar investment, inc.						
Fairbanks Country VIIas	Del Mar Investment, Inc.	Fairbanks Country Villas	85	10.00	850	P-4
Del Mar Investment, Inc.					850	
Rhodes Family Trust						
Rhodes Crossing	Rhodes Family Trust	Single Family Residential	47	10.00	470	P-4
Multi-Family site	Rhodes Family Trust	Multi-Family Residential	242	6.00	1,452	P-4
Rhodes Family Trust					1,922	
Pardee Homes						
Peñasquitos West	Pardee	Peñasquitos West	108	10.00	1,080	P-4
Peñasquitos West	Pardee	Peñasquitos West	21	6.00	126	P-4
Pardee Homes					1.206	
Collins - Remainder			i		.,200	
A	Coline Femily Trust	Residential	1	10.00	40	P-4
	Colins Family Trust				10	
B College Remainder	Colins Family Trust	Residential	2	10.00	20	P-4
Collins Remainder					30	
RESIDENTIAL TOTAL			I		23,684	

Note 1: The ADT in Fairbanks Highlands are not part of the Torrey Highlands Traffic Phasing Plan (TPP) but are within the TH Cmty Plan boundary. Status: C = complete. P = TPP phase, e.g., Phase Four



<i>Torrey</i>	Highlands	Public	Facilities	Financing	Draft Plan	FY 2010

NON-RESIDENTIAL DEVELOPMENT SUMMARY



$Torrey\ Highlands\ Public\ Facilities\ Financing\ Draft\ Plan\ FY\ 2010$ Torrey Highlands non-residential development summary Updated 08 June 2005

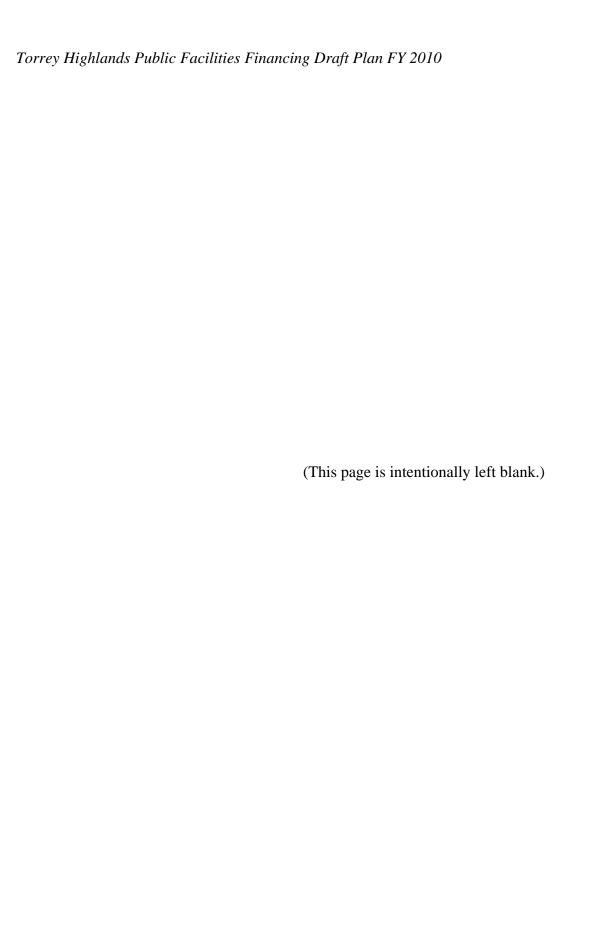
D 1 /D 1	I 111 T	T	Rate	TT 1	Trips	C CD	,				
Developer/Project Torrey Del Mar	Land Use Type	Intensity	Cum	Units	Cum	Source of Date	Status ¹				
Small spec shops & restaurant	Neighborhood Comcl	7.2	72	KSF	518	TH Summary of FBA Pmts	С				
Sman spec snops & restaurant	Gas Stn W/Food	1.2	12	KSI	310	111 Summary of PBA Times					
Chevron	Mart	12	30	VFS	360	TH Summary of FBA Pmts	C				
Torrey Del Mar Total					878						
Western Pacific Housing											
Village Center	LMXU	88.925	72	KSF	6,403	TH Summary of FBA Pmts	C				
Western Pacific Housing Total					6,403						
		Grey	stone								
Crossroads	LMXU	17.3	36	KSF	6,23	TH Summary of FBA Pmts	C				
	Gas Stn W/Food	10	120	***	4.004	RHL Design Gp Rpt					
Freeway Oriented	Mart	10	120	KSF	1,201	01/30/03					
Greystone Total					1,824						
Employment Center	Employment Cts		1	l	1	PDP 9597/PID98-0292					
Kilroy	Employment Ctr STO	480	10	KSF	4,800	Amend (15 Jan 03)	С				
Kinoy	Employment Ctr	400	10	KSI	4,000	KOA Traffic Study, TPP					
Sea Breeze	STO	413	10	KSF	4,130	Update May 05	Phase 3/4				
	Employment Ctr		Log		, . ,	KOA Traffic Study, TPP	Phase 3/4				
Sea Breeze	STO	138	eqn	KSF	2,226	Update May 05					
Employment Center Total					11,156						
Rhodes/Grus Trusts											
						Rhodes Crossing VTM-	Phase 4				
Rhodes Crossing	Auto Lube	4	40	Bay	160	7938/PDP 53203					
Tulodes Crossing			10	Buj	100						
Rhodes Crossing	Gas Stn w/Food Mart & Wash	12	31	VFS	372	Rhodes Crossing VTM- 7938/PDP 53203	Phase 4				
Rhodes Crossing Rhodes Crossing	& wasii	12	31	VIB	312	Rhodes Crossing VTM-	Phase 4				
Kilodes Crossing	Self-Storage	273.9	2	KSF	552	7938/PDP 53203	1 Hase 4				
Rhodes Crossing	Sen Storage	2,0,0		1101	002	Rhodes Crossing VTM-					
<i>g</i>	Commercial Center	250	NA	KSF	17,515	7938/PDP 53203					
	Initial Increment		12,541	trips			Phase 4				
	Buildout Increment		4,974	trips			Phase 5				
Rhodes Family Trust Total					18,599						
Daycare											
Torrey Highlands Daycare						KOA Traffic Study, TPP	C				
	Day Care Center	138	5	Child	690	Update May 05					
Daycare Total					690						
Churches	1	1	1	ı	1	LIOATE CO. C. 1 TEND	DI 4				
Catholic Church	Ltd Com/Institutional	57	5	KSF	285	KOA Traffic Study, TPP Update May 05	Phase 4				
Catholic Church School	Ltd Com/mstitutional	31	,	Stude	203	KOA Traffic Study, TPP	Phase 5				
Cathone Charen Benoor	Ltd Com/Institutional	500	2.1	nt	1,050	Update May 05	T Hase 3				
LDS Church (SE Corner Cmno					-,	KOA Traffic Study, TPP	С				
del Sur/Carmel Valley Rd)	Ltd Com/Institutional	16.2	9	KSF	146	Update May 05					
Churches Total					1,481						
Retail/Commercial Subtotal:					41,031						
	<u> </u>			•		<u> </u>					
Parks		,	,	1	,						
Neighborhood Park #2 (NW)	Park	5.00	50	Acre	250						
Neighborhood Park #1 (SE)	Park	5.00	50	Acre	250						
Parks Total					500						
PUSD Schools	T 1	10.00	1	I 4	T 72.1	T					
Adobe Bluff Elementary	Elementary School	12.23	60	Acre	734						
Mesa Verde Middle	Junior High School	31.94	40	Acre	1,278						
Westview High School Future Elementary School	Senior High School Elementary School	65.33	50 60	Acre	3,267						
Future Middle School	Junior High School	9.65	40	Acre Acre	660 386						
PUSD Schools Total	Junoi Tiigli School	9.03	40	Acie	6,325						
Parks & Schools Subtotal:					6,825						
rans & Belloois Sublotal.					0,023	<u> </u>					
Non-Residential Total:					47,856						
	1	1	1		,500						

¹ Status: C= complete, P = Traffic Phasing Plan phase, e.g... Phase four



Torrev	Highland	s Public	Facilities	<i>Financing</i>	Draft Plan	FY 2010
10,	1100000000	o I mone	I COCOUNTED	I UIUCUIUCUIU	Diciji I tetit	

FACILITIES BENEFIT ASSESSMENT LISTING



LEGEND FOR ASSESSMENTS:

27-Jul-06

SF:	SINGLE FAMILY =	\$105,101	ECTC:	EMPLOYMENT CENTER =	\$565,306
MF:	MULTI FAMILY =	\$73,573	INST:	INSTITUTIONAL =	\$157,652
LXMU:	LIMITED MIXED USE =	\$848,165	CL:	LIMITED COMMERCIAL =	\$188,131
CO:	COMMERCIAL =	\$633,759	OS:	OPEN SPACE =	OPEN SPACE

ASMT#	APN	MAP#	LOT/PAR	ASSESSED VALUE	EST. NEDU'S	EST. TOTAL ASMT. \$ AMT	TORREY HIGHLANDS OWNER NAMES
1	306-010-22	FM 13978	LOT S	1	SF	\$105,101	MARK COLLINS SEPARATE PROPERTY TR
2	306-010-16			0	0	\$0	SDG&E
3	306-010-17-19	PM 11362	PAR 1-3	3	SF	\$315,303	MARK COLLINS SEPARATE PROPERTY TRUST 1-16-91
3	306-260-34	FM 13978	LOT 327	1	SF	\$105,101	MARK COLLINS SEPARATE PROPERTY TRUST 1-16-91
8	306-020-31			0	0	\$0	CITY OF SAN DIEGO
8	306-020-27	FM 12873	Por. LOT 147	0	0	\$0	CITY OF SAN DIEGO
12	306-021-15			108	SF	\$11,350,908	PARDEE HOMES
12	306-021-15			21	MF	\$1,545,033	PARDEE HOMES
14	306-250-27			0.51	CO	\$68,217	POWAY UNIFIED SCHOOL DISTRICT
17	306-031-18	FM 14383	LOTS 2-4	2	SF	\$210,202	TORREY BROOKE DEV
22	306-011-41	PM 14768	PAR 2	36	SF	\$3,783,636	BMR INVESTORS LTD
23	306-011-43	PM 6902	PAR 3	7	SF	\$735,707	PENASQUITOS WEST
25	306-011-32	PM 8133	PAR 2	43	SF	\$4,519,343	HORSESHOE INVESTORS LTD
26	306-410-01-73	FM 14643	LOTS 1 - 73	73	SF	\$7,672,373	TR II LLC
27	306-411-02	FM 14643	LOT B	10.48	0	\$0	POWAY UNIFIED SCHOOL DISTRICT
35	306-050-16			2.77	INST	\$436,696	ROMAN CATHOLIC BISHOP OF SD
35	306-050-18			2.78	INST	\$438,273	ROMAN CATHOLIC BISHOP OF SD
35	306-050-19			2.75	INST	\$433,543	ROMAN CATHOLIC BISHOP OF SD
35	306-050-28			2.79	INST	\$439,849	ROMAN CATHOLIC BISHOP OF SD

LEGEND FOR ASSESSMENTS:

27-Jul-06

SF: SINGLE FAMILY = \$105,101 ECTC: EMPLOYMENT CENTER = \$565,306 MF: MULTI FAMILY = \$73,573 INST: INSTITUTIONAL = \$157,652 LXMU: LIMITED MIXED USE = \$848,165 CL: LIMITED COMMERCIAL = \$188,131 CO: COMMERCIAL = \$633,759 OS: OPEN SPACE = OPEN SPACE

ASMT#	APN	MAP#	LOT/PAR	ASSESSED VALUE	EST. NEDU'S	EST. TOTAL ASMT. \$ AMT	TORREY HIGHLANDS OWNER NAMES
38	306-042-04			242	MF	\$17,804,666	RHODES KEITH B LIVING TR & GRUS JOHN W LIVING TR
38	306-420-05			3.29	CO	\$440,067	RHODES KEITH B LIVING TR & GRUS JOHN W LIVING TR
38	306-420-06			42	SF	\$4,414,242	RHODES KEITH B LIVING TR & GRUS JOHN W LIVING TR
38	306-420-10			31.19	CO	\$4,171,943	RHODES KEITH B LIVING TR & GRUS JOHN W LIVING TR
42	306-261-21	FM 13978	LOT 326	1.71	CL	\$321,704	GARY D, LORI S, LARRY R & NORMA ANDERSON
46	306-370-28	PM 19895	PAR 1	3.06	ECTC	\$1,729,836	GONDOR INV. LLC C/O SEA BREEZE PROPERTIES LLC
46	306-370-29	PM 19895	PAR 2	2.85	ECTC	\$1,611,122	GONDOR INV. LLC C/O SEA BREEZE PROPERTIES LLC
46	306-370-30	PM 19895	PAR 3	3.35	ECTC	\$1,893,775	GONDOR INV. LLC C/O SEA BREEZE PROPERTIES LLC
46	306-370-31	PM 19895	PAR 4	1.2	ECTC	\$678,367	GONDOR INV. LLC C/O SEA BREEZE PROPERTIES LLC
46	306-370-27	FM 14883	LOT B	5.21	ECTC	\$2,945,244	GONDOR INV. LLC C/O SEA BREEZE PROPERTIES LLC
48	306-250-15&16	FM 14044	LOTS 15&16	2	SF	\$210,202	ENVIRONMENTAL TRUST
55	306-370-16	FM 14883	LOT 10	1.1	ECTC	\$621,837	KILROY REALTY FINANCE PARTNERSHIP L P
55	306-370-17	FM 14883	LOT 11	0.99	ECTC	\$559,653	KILROY REALTY FINANCE PARTNERSHIP L P
55	306-370-18	FM 14883	LOT 12	0.96	ECTC	\$542,694	KILROY REALTY FINANCE PARTNERSHIP L P
55	306-370-19	FM 14883	LOT 13	0.98	ECTC	\$554,000	KILROY REALTY FINANCE PARTNERSHIP L P
55	306-370-20	FM 14883	LOT 14	1.07	ECTC	\$604,877	KILROY REALTY FINANCE PARTNERSHIP L P
55	306-370-21	FM 14883	LOT 15	1.39	ECTC	\$785,775	KILROY REALTY FINANCE PARTNERSHIP L P

